



# City of Huntington Beach

## Planning Department Newsletter

October 6, 2005

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# MAJOR PROJECTS UPDATE

## TARGET

The newly rebuilt 129,356 square foot Target department store, located at the southwest corner of Brookhurst and Adams, will be holding its Grand Opening on Sunday, October 9, 2005. Target representatives recently requested an amendment to their original Conditional Use Permit to allow deliveries on weekends, in addition to their weekday deliveries. At the September 27 the Planning Commission hearing, the Commission voted to amend their original approval to allow deliveries between the hours of noon to 6 pm on Saturday only with no Sunday deliveries allowed.

## ASCON NESI

On August 31, the Zoning Administrator conditionally approved Coastal Development Permit No. 05-16 to allow the Department of Toxic Substances Control (DTSC) to repair berms that were potentially weakened by the heavy rains last winter. Work will include reshaping the berms and re-seeding them with native, rapidly growing grasses, hauling away soil from the site, and installing a "toe-drain" along Hamilton, along with pumps to keep all run-off on-site. The pumps will remain until the site is remediated. Air quality is monitored to prevent odors from affecting residents in the area and the wheels on trucks are sprayed to prevent soil from tracking onto Magnolia. The CDP fulfills a condition of the Emergency Coastal Development Permit/Administrative Permit that was approved by Planning Director on July 19, 2005 for the Emergency Action Workplan. There have been no changes to the Emergency Action Workplan. Work on the site is expected to continue into November. Additional information on this project can be found at <http://www.dtsc.ca.gov/SiteCleanup/Ascon/index.html>.

## TOYOTA DEALERSHIP

Planning staff has completed review of the plans for the Toyota Dealership on Beach Boulevard, north of Garfield and sent the corrections to Toyota on September 14. Under the new design, the facility would consist of an approximately 39,500 sq. ft. sales office, showroom, service building, and a 162,650 sq. ft. multi-level parking structure (inventory, storage, and customer parking) for over 450 vehicles. Existing improvements will be demolished, and proposed improvements will be constructed in two phases in order to allow the business to remain open during construction.

## PARKSIDE RESIDENTIAL

Originally proposed for 208 single family units, the Parkside Estates project was ultimately approved by the City Council for 170 units. The project includes 14.4 acres of open space and park. A Local Coastal Program Amendment (LCPA) to establish the proposed land uses has been pending California Coastal Commission action since December 2002. Since that time the project proponent, Shea Homes, has been working with Coastal Commission staff to address various concerns about the extent of wetlands on the property. The LCPA may be scheduled for a Coastal Commission hearing in November. If acted on and approved, it is anticipated that the project's Coastal Development Permit would be considered by the Coastal Commission in early 2006.

## THE STRAND

The project site has undergone an aesthetic transformation in the past week. CIM, the project developer, obtained building permits to surround the perimeter of the site with a painted plywood fence. Graphics and peepholes will identify the proposed project and allow interested passersby to “peep” in on the construction activity. CIM is still pursuing building permits for the project through the plan check process.

## LOWE’S/WENDY’S

A Design Review application is currently under review for a 3,212 square foot Wendys drive-through restaurant and a 3,600 square foot retail building to be developed on a vacant retail pad adjacent to the Lowe's Home Improvement Store on Warner Avenue. The proposal will be go before the Design Review Board at the October 13 meeting.

## BELLA TERRA

New businesses recently approved for occupancy include Ulta Cosmetics, Jamba Juice, Peet’s Coffee, and EB Games. Previously announced openings of Tacone and Pizzarito will be delayed until construction of the entertainment plaza, water features, public art and other tenant improvements are completed in the first week of November. Century Theaters is still on schedule for a mid-November opening.

## BOLSA CHICA ANNEXATION

At the September 19 City Council meeting, Council directed staff to move forward in the process to annex the upper portion of the Bolsa Chica Mesa, that will be developed for the 349 single family home development known as the Brightwater project. Although the Local Agency Formation Commission (LAFCO) indicated they would favor annexation, the City will still be required to pre-zone the 105 acres. Council also directed staff to prepare a Zoning Map Amendment and an Environmental Assessment as part of the annexation process.

## HOME DEPOT

Home Depot applied in October 2004 to build a store at the corner of Magnolia and Garfield at the site of the former K-Mart. Revised project plans and environmental studies, along with other documents and information were submitted on September 9, 2005, in furtherance of their Conditional Use Permit/Environmental Assessment application. Staff has reviewed the revised project plans and environmental studies and has deemed the application incomplete with the concurrence of the applicant. The applicant is requesting additional time to revise the environmental studies to address staff’s comments. Upon re-submittal of the studies, staff will prepare the environmental assessment for review by the City’s Environmental Assessment Committee (EAC). The EAC will determine the level of environmental documentation for the project. In the interim, the project plans are ready for formal presentation to the City’s Design Review Board (DRB). The DRB meeting will be scheduled in November and will be a fully noticed public meeting. Upon review by the DRB and completion of the environmental review, the project will be scheduled for a public hearing before the City’s Zoning Administrator.

*Disclaimer: This information is accurate as of October 6, 2005. Project schedules and designs are subject to change and will be noted in future communications.*